



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

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April 14, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PARKS AND RECREATION:
BONELLI EQUESTRIAN CENTER REFURBISHMENT PROJECT
APPROVE PROJECT AND BUDGET
CAPITAL PROJECT NO. 87196
(District 5) (3 VOTES)**

SUBJECT

The recommended actions will approve the proposed Bonelli Equestrian Center Refurbishment Project, Capital Project No. 87196, and budget, and authorize the Department of Parks and Recreation to deliver the proposed Bonelli Equestrian Center Refurbishment Project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Bonelli Equestrian Center Refurbishment Project exempt from the California Environmental Quality Act for the reasons reflected in the record of the proposed Project.
2. Approve the proposed Bonelli Equestrian Center Refurbishment Project, Capital Project No. 87196, with a total Project budget of \$1,950,000.
3. Authorize the Director of Parks and Recreation, or his designee, to deliver the proposed Bonelli Equestrian Center Refurbishment Project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Bonelli Equestrian Center Refurbishment Project (Project), Capital Project No. 87196, exempt from the California

Environmental Quality Act (CEQA), approve the proposed Project scope and budget, and allow the Department of Parks and Recreation (DPR) to deliver the proposed Project at the Bonelli Equestrian Center using a Board-approved Job Order Contract (JOC).

The Bonelli Equestrian Center is located within Frank G. Bonelli Regional Park, 120 Via Verde, San Dimas, and offers horse boarding and arena facilities, as well as riding lessons, rentals, and trail ride services. The existing facility has many unaddressed deferred maintenance needs, including poor site drainage and stables and accessory structures that are in poor physical condition.

The proposed Project includes refurbishment and replacement of existing stables and accessory structures, paving and treatments to existing paved areas, site amenities, including replacement or refurbishment of items such as horse arenas/rings/pens, horse walkers, hitching rails, horse washers, storage buildings, picnic tables, trash enclosures, and security measures such as fencing and lighting, existing improvements and work, such as bioswales and retention basins, to improve site drainage and storm water management. The proposed Project also consists of minor work, including the provision of as-needed temporary facilities for horses that are currently boarded at the site. The new configuration of existing and the temporary stables during project construction will provide the same capacity as the existing facility. Architecture and engineering design services, including construction drawings and specifications will be prepared by Board-approved as-needed consultants contracted by the Planning and Development Agency of the Department. With the Board's authorization, the proposed Project will be delivered using a previously approved JOC as the work involves repair, remodeling, and refurbishing of County facilities.

Green Building/Sustainable Design

The proposed Project will support the Board's Policy for Green Building/Sustainable Design Program by improving storm water drainage across the site and using high efficiency lighting that is energy efficient and low maintenance.

Implementation of Strategic Plan Goals

The proposed recommendations further the Board-approved County Strategic Plan Goals of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Community Support and Responsiveness (Goal 2) by enhancing recreational opportunities to benefit County residents in the Fifth Supervisorial District.

FISCAL IMPACT/FINANCING

The total estimated Project cost is \$1,950,000, which includes design and construction documents, jurisdictional review/plan check, civic art fee, construction, and County services costs. The proposed Project is fully funded with Fifth Supervisorial District Capital Project net County cost and is budgeted in the Fiscal Year 2014-15 Capital Projects/Refurbishment budget, Project No. 87196.

The Project Schedule and Budget Summary are included as Attachment I.

Operating Budget Impact

DPR anticipates additional ongoing operating costs to operate and maintain the proposed Project. While the Bonelli Equestrian Center is operated by a third party, DPR retains responsibility over certain fixtures at the facility. DPR will work with the Chief Executive Office to determine the appropriate level of funding, and make a request for the funds in the appropriate year's New

Facilities Request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Approval of the recommended actions will authorize DPR to implement the proposed Project using a Board-approved JOC. In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, the proposed Project budget includes 1 percent of design and construction costs to be allocated to the Civic Arts Special Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from the provisions of CEQA according to Sections 15301(d), 15302(c), 15304(a)(f) and 15311(b)(c) of the State CEQA Guidelines and Classes 1(c), 2(e), 4 (a)(k), and 11(a)(h) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project, which consists of work to provide temporary stables for horses during project implementation, refurbishment, and replacement of existing stables and accessory structures, paving and paving treatment for existing access and parking areas, site amenities, including refurbishment or replacement of and improvements to drainage and storm water management. The work is, therefore, within certain classes of project that have been determined not to have a significant effect on the environment. The Project involves the repair and maintenance of existing facilities with negligible or no expansion of use, the replacement of existing structures with the same purpose and capacity, minor alterations in the condition of land, and construction of minor structures accessory to existing facilities. The proposed Project will not involve the removal of healthy, mature, or scenic trees. Additionally, the proposed Project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the proposed Project's records. Upon the Board's approval of the recommended project, DPR will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will have minor impact on County services or projects at this facility. Temporary facilities will be provided and closure to portions of the equestrian center will be brief. Construction will be coordinated with park staff to minimize disruption.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Programs Division; and Department of Parks and Recreation.

The Honorable Board of Supervisors

4/14/2015

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Russ Guiney", with a stylized, flowing script.

RUSS GUINEY

Director

RG:JW:RM

HS:GN:CK:gp

Enclosures

c: Interim Chief Executive Officer
Acting Executive Officer, Board of Supervisors
County Counsel
Arts Commission
Auditor-Controller

Attachment I

**DEPARTMENT OF PARKS AND RECREATION:
BONELLI EQUESTRIAN CENTER REFURBISHMENT PROJECT
PROJECT SCHEDULE AND BUDGET**

Project Activity	Scheduled Completion Date
Board Approval	03/17/2015
Schematic Design & Development	07/15/2015
Construction Documents	09/16/2015
Jurisdictional Approvals	01/06/2016
JOC Contract	01/27/2016
Start Construction	02/25/2016
Substantial Completion	12/01/2016
Project Acceptance	01/31/2017

I. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Purchase Order Contract	0
Job Order Contracts	1,515,000
Change Orders/Contingency	0
Departmental Crafts Parks Department Trails	0
Youth Employment	0
Construction Consultants	0
Telecomm Equip – Affixed to Building	0
Civic Arts	<u>15,000</u>
Subtotal	\$ 1,530,000
Programming/Development	0
Plans and Specifications	0
Consultant Services	
Architecture & Engineering Services	313,000
DPW Consultant Services	0
Geotech/Soils Report and Soils Testing	0
Material Testing	0
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration / Gordian	0
Environmental	0
Utilities/Change Order	0
Other Expenditure:	<u>0</u>
Subtotal	\$313,000
Miscellaneous Expenditures – Furniture	0
Jurisdictional Review/Plan Check/Permit	\$50,000
County Services	
Code Compliance Inspection	0
Quality Control Inspection	0
Design Review	0
Contract Administration	0
Gordian Group	30,000
DPW Project Management	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	8,000
ISD Communications/Data	0
Project Security	0
Project Technical Support	0
Countywide Contract Compliance-ISD	<u>19,000</u>
Subtotal	\$57,000
TOTAL	\$1,950,000